FOR SALE

ENTIRE BUILDING BESIDE CENTRAL STATION
PART INCOME PRODUCING CITY CENTRE DEVELOPMENT OPPORTUNITY

54 - 64 OSWALD STREET
GLASGOW
G1 4PL

DALKIN + CO
0141 222 5790
www.dalkinandco.com

LOCATION

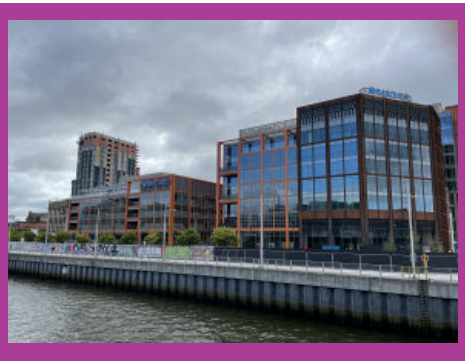
Glasgow has Scotland's largest economy and with a resident population of 650,000 and a catchment of around 2 million it is also Scotland's largest City.

The property is located in the INTERNATIONAL FINANCIAL SERVICES DISTRICT on the east side of Oswald Street close to its junction with Argyle Street a short distance from GLASGOW CENTRAL TRAIN STATION in the heart of the City Centre.

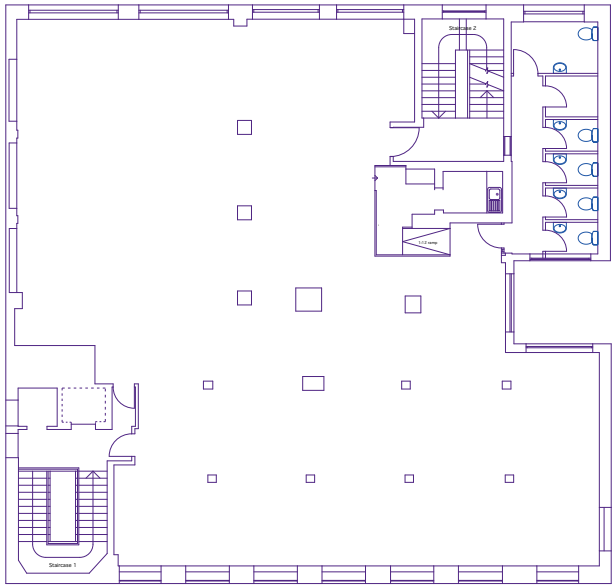
The surrounding area has seen a number of recent developments coming to fruition including MOTEL ONE next door and YOTEL whilst RADISSON BLU is undergoing a refurbishment, directly across the road.

There has also been significant new office buildings developed in the immediate area including the new J P MORGAN Headquarters whilst BARCLAYS BANK COMPLEX is only 400 yards from the property.

ST ENOCH SHOPPING CENTRE and the prime retail area of BUCHANAN STREET are a short distance from the property whilst there is a large multi storey NCP car park 20 yards from the property.



Typical Upper Office Layout



DESCRIPTION

The subjects comprise a 4 storey building, with lightwell.

There are a number of small shop units on the ground floor along with a large nightclub on both ground and basement levels.

The upper floors combine 3 separate floors of offices all serviced by a lift from the ground floor reception area.

The shops and nightclub also benefit from access and servicing from Midland Lane which runs at the rear of the property.

ADDRESS	USE	SIZE (sq.m)
54	Shop	GF 33.2 Mez 14.4 (total 47.6)
56	Nightclub	Over Ground + Basement
58	Shop	GF 26 Mez 26.7 (total 52.7)
60	Shop	GF 25.9 Mez 26.5 Base 6.4 (total 58.8)
62	Shop	GF 25.9 Mez 26.5 Base 5.8 (total 58.2)
64 (1st Floor)	Office	353.8
64 (2nd Floor)	Office	388.6
64 (3rd Floor)	Office	389.3

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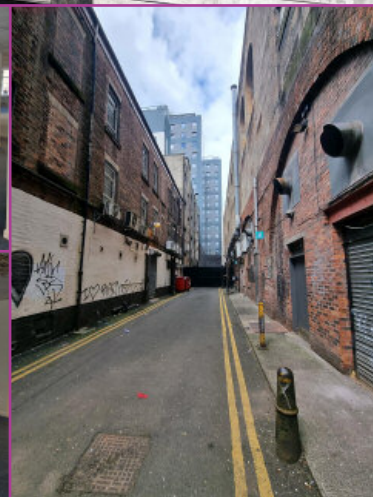


PRICE

Offers are invited for our clients interest.

TERMS

Address	Tenant	Rateable Value	Rent	Lease Expiry or Tactic Relocation
54	Ronald Vasquez	£8,000	£9,600	Tactic from 05/05/2024
56	Ivory Blacks	£24,000	£40,000	31/3/2025
58	John Brown	£7,100	£9,120	31/12/2028
60	Slavka Stierankova	£7,300	£8,940	06/08/2024
62	Sheik Farooq	£7,200	£8,940	14/08/2024
64 (1st Floor)	Give a Dog a Bone	£26,250	£4,320	26/05/2025
64 (2nd Floor)	Family therapy training Network	£29,000	£12	12/04/2025
64 (3rd Floor)	Family therapy training Network	£29,000	£12	12/04/2025

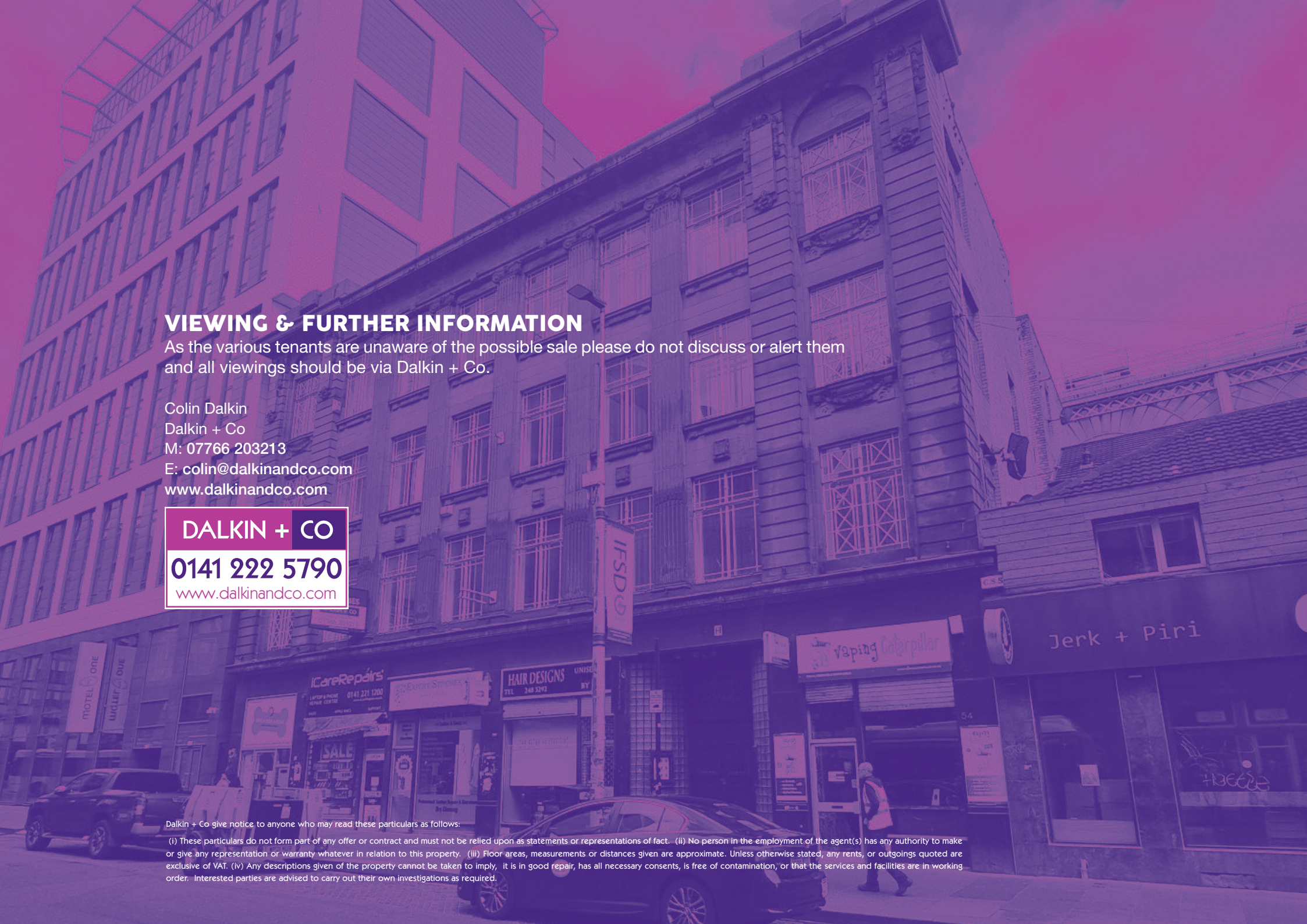
ALL OF THE GROUND FLOOR TENANTS HAVE BEEN IN OCCUPATION FOR A MINIMUM OF 10 YEARS - THE UPPER FLOORS HAVE BEEN IN OCCUPATION SINCE 2021 + 2022.

VAT

All prices , premiums and rents quoted are exclusive of VAT.

ENTRY

The property is available to purchase immediately although the client is also willing to consider conditional offers.



VIEWING & FURTHER INFORMATION

As the various tenants are unaware of the possible sale please do not discuss or alert them and all viewings should be via Dalkin + Co.

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(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.